



MEETING MINUTES
Public Building Commission
Tuesday October 11, 2016
Board of Selectman Hearing Room
7:00 pm

Present: Larry Guilmette, Carl Campagna, Lieutenant Mark Thompson, Ed DiSalvio, Jessi Finnie, Patricia Vinchesi, Shawn Harris, Stephanie Holland, Karen Canfield, Deputy Al Elliot

Not in Attendance: Mike Heger, Toni Snee, Chief Mike Stewart, Chief John Murphy

The Meeting was called to order at by 7:04pm by Ed DiSalvio.

Acceptance of Minutes

Move that the Public Building Commission approve the meeting minutes for the September 27, 2016 meeting. Motion by Stephanie Holland Second by Carl Campagna Unanimous Vote (4-0).

New Business:

Library Project Updates & Review

Joe Sullivan was present to update the current status of the Library project. The project is currently a little over 60%. The outside is coming together. The interior metal studs have all been placed in the lower level. The wiring is coming together on the lower level so they will begin dry wall within the next couple of days. Second floor soffits and metal studding is ongoing. As of today, October 11 2016, there is \$211,769.55 remaining in the contingency budget. The roof replacement and unforeseen abatement took a large amount of money from the contingency budget. The budget is getting very tight. Joe Sullivan will present to the Board of Selectman to update them on the financial status. The installation of the planting will be done in the spring. The contractor has agreed to not add any extra fees (remobilization) for postponing until the spring. They will be planting a few trees now, however. Jessi Finnie updated that they are partnering with Eagle Scouts to create a swing for the outside porch. Also, the Library Foundation will be purchasing the materials for a bike rack which South Shore Vocational Technical High School students will build.

Oudens Ello Architecture presented photos of the furniture that will be used.

There are two packages to choose from for the *furnishing*.

Package#1 total of \$145,867.51 (sourced by Office Resources INC, Demco, WB Mason)

Package#2 total of \$141,224.08 (sourced by Office Resources INC, RV Leonard, Demco, WB Mason).

There are two packages to choose from for the *shelving*.

Package#1 total of \$198,200.78 (sourced by Tucker Library Interiors with MJ Industries & Worden)

Package#2 total of \$390,778.00 (sourced by BCI)

Review all Pending Change Orders (PCO)

- PCO#96 \$4,054.40 New Egress Door #032 and associated hardware at basement level, discharging to existing areaway. This replaces a 1978 code-compliant egress door with a new 2016 code-compliant egress door. Existing building code allows for existing conditions that were code compliant at the time of installation to remain in place, but after careful review on site with Bob Vogel, the team concluded that it was prudent to replace the door. **Motion to approve New Egress Door to not exceed \$4,000 by Karen Canfield Second by Larry Guilmette Unanimous Vote (7-0).**
- PCO#98 \$1,117.76 Cost for rebar mesh at sidewalks. The material slated for the sidewalks was used in the installation of the new basement level floor slab. At the time, there was thought that there would be enough extra to do everything, but a little more is needed to complete the sidewalk work. **Motion to approve additional rebar mesh for sidewalks for \$1,111.76 by Carl Campagna Second by Larry Guilmette Unanimous Vote (7-0).**
- PCO#99 ~~-\$2,044.00~~ Credit for deletion of Wireless Lighting Controls and installation of a programmable time clock at the Parking Lot. This is a simpler solution and saves money. **Motion to approve credit for \$2,044 by Karen Canfield Second by Larry Guilmette Unanimous Vote (7-0).**
- PCO#100 \$5,376.00 Temporary Power for elevator installation. This pays for two months of rental. The temporary power is in place now and the elevator work is ongoing. **Motion to approve Temporary Power rental cost for \$5,376 by Stephanie Holland Second by Carl Campagna Unanimous Vote (7-0).**
- PCO#101 ~~-\$7,000~~ Millwork credit per WCPR 26 for modifications to the Circulation desk, History Room and Teen's Room built in's. **Motion to approve credit for \$7,000 by Larry Guilmette Second by Jessi Finnie Unanimous Vote (7-0).**
- PCO#103 \$695.81 Additional Parking Lot signs. Per Planning Board request. **Motion to approve additional parking lot signs for \$695.81 by Jessi Finnie Second by Larry Guilmette Unanimous Vote (7-0).**

- Library needs to purchase two switches for IT equipment in the amount of \$16,304.40. **Motion to approve the purchase of two switches in the amount of \$16,304.40 by Carl Campagna Second by Larry Guilmette Unanimous Vote (7-0)**

Public Safety Complex Updates

Jon Lemieux was present to update the current status of the Public Safety Complex. The project is currently at 68% completion. The site held up well with the most recent rainfall. First floor dry wall has commenced. Some painting is being done on the interior.

Construction the week ending October 1, 2016 included:

- Worked Monday through Friday for the week of 9/26/16 through 10/1/16.
- Continued installation of wood strapping in preparation for siding
- Continued electrical wiring on the 1st floor
- Continued installation of the interior plumbing

- Continued boiler piping
- Continued spreading loam throughout
- Began installing asphalt curb throughout

Utilities Update:

- Temporary electric has been installed to the site
- Permanent power- transformer has been installed and connected- awaiting completion of electric room
- Columbia Gas- gas main installation completed- meter has not been installed yet
- Verizon and Comcast accounts to be setup by Town

Look Ahead- Week of September 26, 2016

- Complete 2nd floor drywall
- Complete 1st floor window installation
- Continue interior plumbing, electric and HVAC
- Continue roofing installation and begin installation of asphalt shingles on roof
- Continue installation of rigid insulation, vapor barrier and rebar in apparatus bays
- Excavate for trench drains in apparatus bays
- Continue spreading of loam and completion of site activities

Review all Pending Change Orders (PCO)

- Change Order #06 for 6 PCOs that the Commission has already approved in the amount of \$3,376.70 **Motion by Carl Campagna Second by Patricia Vinchesi Unanimous vote (7-0)**

CTA would like to add the language on the bottom of their PCOs to the bottom of the OCO:
“CTA reserves its rights to additional time and indirect costs associated with this change order. CTA does not waive its rights to an additional extension of time or to recover additional costs by signing this change order. The Awarding Authority, in executing this change order, agrees that CTA has properly reserved its rights for additional time and compensation.”

The Commission would like the wording different. The project is not behind schedule.

CTA is still anticipating a February contractual end date.

- Application and Certificate for Payment in the amount of \$1,350,755.72 from contractor CTA Construction via architect Dore & Whittier Architects Inc. **Motion by Carl Campagna Second by Lieutenant Mark Thompson Unanimous vote (6-0)**

Adjournment

There being no other business a motion was made by Carl Campagna to adjourn at 8:58pm, second by Stephanie Holland Unanimous vote (6-0)

Respectfully Submitted,
 Kelli Rodgers
 Recorder

List of Documents for October 11, 2016 Public Building Commission's Meeting

- Agenda
- 9/29/16 Meeting Minutes
- Daedalus budget logs and Pending Change Orders
- Oudens Ello Architecture Furnishing/Shelving Comparisons sheet
- Vertex Construction Update/Action Items Booklet